

041.0

0006

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

937,900 / 937,900

USE VALUE:

937,900 / 937,900

ASSESSED:

937,900 / 937,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
158-160		MYSTIC VALLEY PKWY, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: BRIENZE CINDY A & STEVEN M	
Owner 2:	
Owner 3:	

Street 1: 160 MYSTIC VALLEY PKWY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: BRIENZE CINDY A -

Owner 2: -

Street 1: 160 MYSTIC VALLEY PKWY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 6,553 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2340 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6553		Sq. Ft.	Site		0	80.	0.85	1			Med. Tr	-10					443,946						443,900	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6553.000	489,100	4,900	443,900	937,900		28598
							GIS Ref
							GIS Ref
							Insp Date
							11/30/18

PREVIOUS ASSESSMENT									Parcel ID	041.0-0006-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	104	FV	489,300	4900	6,553.	443,900	938,100	938,100	Year End Roll	12/18/2019	
2019	104	FV	365,200	6500	6,553.	471,700	843,400	843,400	Year End Roll	1/3/2019	
2018	104	FV	365,200	6500	6,553.	344,100	715,800	715,800	Year End Roll	12/20/2017	
2017	104	FV	342,600	6500	6,553.	299,700	648,800	648,800	Year End Roll	1/3/2017	
2016	104	FV	342,600	6500	6,553.	255,300	604,400	604,400	Year End	1/4/2016	
2015	104	FV	305,200	6600	6,553.	249,700	561,500	561,500	Year End Roll	12/11/2014	
2014	104	FV	305,200	6600	6,553.	205,300	517,100	517,100	Year End Roll	12/16/2013	
2013	104	FV	317,600	6600	6,553.	195,300	519,500	519,500		12/13/2012	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIENZE CINDY A	75373-45	1	8/14/2020	Convenience		1	No	No	
	15124-213		7/1/1983		50,000	No	No	A	

BUILDING PERMITS									ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/24/2006	915	Siding	25,500			G8	GR FY08		11/30/2018	MEAS&NOTICE	HS	Hanne S
6/19/2004	1166	Renovate	15,000			G6	GR FY06	add gable roof ovr	4/29/2009	Measured	163	PATRIOT
3/31/2003	210	Foundati	3,000					Inst fdntion under	3/14/2007	External Ins	BR	B Rossignol
5/15/2000	344	AbvGrd.	2,500	C				15 FT OVAL POOL	6/9/2005	Permit Visit	BR	B Rossignol
									3/1/2000	Measured	264	PATRIOT
									7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average														
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1									
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl:	Rating:			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C - Average								Lvl 2											
Year Blt: 1926	Eff Yr Blt:							Lvl 1											
Alt LUC:	Alt %:							Lower											
Jurisdct: G6	Fact: .							Totals	RMs: 11	BRs: 5	Baths: 2	HB							
Const Mod:																			
Lump Sum Adj:																			
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Total Units:				Interior:		1	6	3							
Sec Int Wall:	%			Floor:				Additions:		1	5	2							
Partition: T - Typical				% Own:				Kitchen:											
Prim Floors: 3 - Hardwood				Name:				Baths:											
Sec Floors:	%							Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 5 - Steam																			
# Heat Sys: 2																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 041.0-0006-0006.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1 380	A	AV	1929		21.58	T	40	104			4,900		4,900		
More: N				Total Yard Items: 4,900				Total Special Features:				Total: 4,900				AssessPro Patriot Properties, Inc			